

BOARD OF MADISON COUNTY COMMISSIONERS
August 8, 2016, Meeting Minutes

On Monday, August 8, 2016, a meeting of the Board of Madison County Commissioners came to order at 9:50 a.m. in the Commissioners' Conference Room of the Administrative Office Building in Virginia City, Montana, with Commissioners David Schulz, Chairman, Jim Hart, and Ron Nye present. Laurie Buyan, Commissioners' Assistant, was present to take minutes.

Those people in attendance at the meeting were Charity Fechter, Justin Houser, Christina Calabrese, Bonnie O'Neill, Chris Hunt, Jack Clements and those on the attached list.

Approval of Minutes: Jim Hart moved to approve the August 1, 2016, meeting minutes as corrected. Ron Nye seconded the motion. All voted aye and the motion carried. Ron Nye moved to approve the July 22, 2016, Road Crew meeting minutes as presented. Jim Hart seconded the motion. All voted aye and the motion carried.

Charity Fechter, Planning Director, met with the Board to discuss the following topics:

- **Ponderosa Verde Amended Plat:** Charity and Justin Houser, Houser Engineering, reviewed an amended plat proposed by Ponderosa Verde, LLC., noting that the owners plan to remove a building from one location and rebuild in a different location. Following discussion, Jim Hart moved to approve the amended plat of American Spirit Subdivision, Phase 2, Yellowstone Mountain Club, Lots 851 and 852, in the northeast quarter of Section 11, Township 7 South, Range 2 East, PMM, as recommended by the Planning Director. Ron Nye seconded the motion. All voted aye and the motion carried.
- **Evans Amended Plat:** This item was tabled until further notice.
- **Amend the Approved Street Sign Design for Lower Ulery's 1 Subdivision PUD and Lower Ulery's 2 Subdivision PUD:** Charity and Christina Calabrese, Lone Mountain Land Company, presented the Board with a proposal to change the color scheme of street signs in Moonlight Basin Ranch. Charity stated that the street sign standard is white on green but that Moonlight Basin Ranch had gotten a waiver to change the sign color to yellow on brown and are now proposing a new color scheme. Christina noted that new will be a gray/brown with white reflective lettering. Following discussion, Jim Hart moved to approve the change to Approval Condition W4 of the Lower Ulery's 1 Subdivision PUD and Approval Condition W3 of Lower Ulery's 2 Subdivision PUD to modify the street sign design as presented. Ron Nye seconded the motion. All voted aye and the motion carried.
- **Resolution of Intention to Amend Regulations for Review of Buildings for Lease or Rent:** Charity discussed a proposal to amend regulations for review of buildings for lease or rent, to exempt 140 or fewer storage units for the safekeeping of goods on a single tract of land, that do not have water or wastewater facilities, from the review process. Following discussion and review, Jim Hart moved to adopt Resolution 31-2016, a resolution of intention to replace Resolution 34-2013 and adopt amended regulations for the application and review of buildings for lease or rent under the authority of Title 76, Part 8, MCA; and to hold a public hearing on September 12, 2016, at 10:00 a.m. to accept comment on the proposal. Ron Nye seconded the motion. All voted aye and the motion carried.
- **Comment on Court Ordered Deeds of Distribution for Banks Estate:** The Board reviewed an order from the Montana Fifth Judicial District Court, notifying the Governing Body of a request to permit two deeds of distribution to be recorded for the Steven Banks Estate. Charity submitted and reviewed a staff report related to the estate and recommended that it be submitted to the Court. Following discussion, Ron Nye moved to submit the Planning Staff Report along with a letter from the Board to the Montana Fifth Judicial District Court in response to the Judge's order related to the Steven Banks Estate with three suggestions to mitigate the impacts of the division. Jim Hart seconded the motion. All voted aye and the motion carried.

Civic Plus HR Application Program: Bonnie O'Neill, Human Resource Officer, and Chris Hunt, IT Manager, met with the Board to discuss adding an HR employment/recruiting program to the Madison County website. Chris stated that Bonnie and Laurie had viewed a program through another provider and he checked on the program CivicPlus had to offer. After comparing the two, CivicPlus had a few more features at approximately the same price and would conform seamlessly to the Madison County website. Following discussion, Jim Hart moved to approve purchasing the CivicPlus HR Software Program for the amount of \$2,500 per year. Ron Nye seconded the motion. All voted aye and the motion carried.

Public Discussion: Jack Clements, Mammoth resident, joined the meeting to discuss culverts that have been washed out in Mammoth. He stated that one culvert has been replaced but there is also another one that needs attention. He is not sure if it is on a County road or a Forest Service road. Ron Nye stated that he will get his road crew to look at the culvert.

Claims: The Board approved claims.

Airports: The following airport topics were continued to 9:30 a.m. on Tuesday, August 9, 2016.

- **Task Order #16, Land Acquisition Services, Phase I:**
- **Task Order #19, Land Acquisition Services, Phase II (Draft):**
- **Task Order #20, Land Acquisition Services, Phase III (Draft):**
- **Record of Engineering Selection and Contract Negotiations:**

Note: As a result of discussion at the Airport Board meeting in Ennis later in the evening, and per recommendation of the Airport Board, the meeting continuation was cancelled and no action was taken on the airport topics.

Accept 2016 Taxable Values: Following review, Ron Nye moved to accept the 2016 Certified Taxable Valuation Information as present by the Department of Revenue. Jim Hart seconded the motion. All voted aye and the motion carried.

Set Date for Final Budget Hearing: Following discussion, Ron Nye moved to set August 30, 2016, as the date for a public hearing on the Final Budget and Mill Levy Requirements for Fiscal Year 2016-2017. Jim Hart seconded the motion. All voted aye and the motion carried.

Courthouse Renovation Project: Bill Hanson and Scott Stroh, ThinkOne Architects, and Ben Walker, Langlas and Associates, met with the Board to discuss the Courthouse renovation project. Those on the attached list were also present for this portion of the meeting. Scott presented four floor plan schemes and cost projections of each scheme, noting that the main driver in the project is the elevator. Scott stated that Scheme 11 is the least costly scheme, with the elevator located on the west side of the building and fairly central from the front to the back. He noted that this one does not have a direct path to either Courtroom and detainees would still need to cross through the public area. Scott further noted that this scheme would avoid the old masonry vaults and thus not undermine the foundation of the building. Discussion regarding this scheme included safety issues, lack of separation of judges and staff from public and detainees, impact on the Sheriff's space, and a cost savings of approximately \$150,000 by not having to tear out old vaults and install an elevator shaft in the existing space. After much discussion, Scott moved on to Scheme 14, noting that it was the most costly option and that Scheme 12 and 13 were less costly versions of Scheme 14. He stated that this scheme would use the existing vault area for the elevator shaft and that this scheme tried to set up three distinct paths for detainees, judges, and the public. There was discussion related to these schemes which included a holding area/vestibule for detainees that would keep them out of the mainstream of public, rearranging the Courtroom to accommodate an additional door, the Sheriff having the ability to lock the public out of the elevator when detainees are on board, having doors on both sides of the elevator so that detainees would not exit in the same area where the public enters, locating the elevator on the outside of the building, and using the generator room for detainee access. Further discussion included wiring costs, which include adding audio and video capability in the jury room, emergency lighting, replacing the boiler with a new heating plant, adding a building wide cooling system, and checking the integrity of the pipes. With Scheme 13 being the favored plan, Scott stated that he will take that one and refine it, getting down to the nuts and bolts. Hard boards of all four schemes will be left in the Public Meeting Room for a period of time to allow staff and public review.

DOT Encroachment Permit for MVM Parking Lot: Following review, Jim Hart moved to approve the Encroachment Application from the Montana Department of Transportation for work involving new curb and gutter and lighting improvements to the existing Madison Valley Manor parking lot in Ennis, Montana. Ron Nye seconded the motion. All voted aye and the motion carried.

Pay Request #3 for Blaine Springs TSEP Project: The Board reviewed a pay request for Blaine Springs Bridge Project. Following discussion, Jim Hart moved to approve the Treasure State Endowment Program Request for Funds form, for the Blaine Springs Bridge Replacement Project, Contract #MT-TSEP-CG-12-698, for the amount of \$5,385.58, as prepared by Great West Engineering. Ron Nye seconded the motion. All voted aye and the motion carried.

Pay Request #2 for DNRC for the Lower Big Hole River Stabilization Feasibility Study: The Board reviewed the final pay request for the Lower Big Hole River project. Following discussion, Ron Nye moved to approve the State of Montana Vendor Invoice, Request for Funds #2, for the Lower Big Hole River Bank Stabilization Feasibility Study, RPG-16-0449, in the amount of \$5,000, as prepared by Great West Engineering. Jim Hart seconded the motion. All voted aye and the motion carried.

Calendars: The Board reviewed calendars.

With no further business, the meeting was adjourned at 4:25 p.m.

Next meeting: The next regular Commission meeting will be held on Monday, August 15, 2016, beginning at 9:30 a.m. in the Commissioners' Conference Room of the Administrative Office Building in Virginia City, Montana.

David Schulz, Chairman
Board of Madison County Commissioners

Date Approved: August 15, 2016

Minutes prepared by:

Laurie Buyan, Administrative Assistant

Attest: _____
Kathleen Mumme, Clerk and Recorder, Madison County